

CITY OF SAN ANTONIO
Board of Adjustment
Regular Meeting Agenda

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, December 6, 2004

Board of Adjustment Board Members

Vacant	District 1	Gene Camargo	District Mayor
Oscar Williams	District 2	Yolanda Arellano	District 7
Jesse F. Jenkins	District 3	Vacant	District 8
Joseph M. Tinti	District 4	Mike Villyard	District 9
Jesse Zuniga, Jr.	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

- I. **12:00 p.m. – Work Session presentation by staff to discuss rules and procedures, and other items for consideration on the agenda for December 6, 2004.**
- II. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- III. **Invocation.**
- IV. **A-04-109PP:** The request of Wm. A. Fowler, Jr. for an appeal of the Development Services Director's decision to issue building permits for the construction of two residences, 1823 and 1827 Oakline Drive.
- V. **A-04-145:** The request of Bandera Festival Partners, L.P. for a 70 square-foot variance from the maximum allowable multi-tenant sign face area allowed of 500 square feet, in order to install a 570 square-foot multi-tenant sign, 8407 and 8315 Bandera Road and 7623 Guilbeau Road.
- VI. **A-04-146:** The request of Bandera Place LTD Partnership for a 1-foot variance from the minimum 25-foot rear setback required in a vested 1965 Unified Development Code building standard that was in place in 1999 for "B-3" districts when adjacent to a residential zoning, in order to keep an existing commercial building 24 feet from the rear property line, 8060 Bandera Road.
- VII. **A-04-148:** The request of Herman Rover for a Special Exception to relocate a structure from 8880 Bandera Road to 3214 and 3218 Martin L. King Drive.

- VIII. **Discussion and possible action regarding the cancellation of the December 20th Board of Adjustment meeting.**
- IX. **Discussion regarding the board's Rules and Procedures.**
- X. **Staff Report.**
- XI. **Approval of the minutes from the regular meeting November 1, 2004.**
- XII. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
- XIII. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

December 6, 2004

CASE NO. A-04-109PP

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, December 6, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Wm. A. Fowler. Jr.

Lots 36 and 37, Block 9, NCB 16795

1823 and 1827 Oakline Drive

Zoned: "R-5" Residential Single-Family District

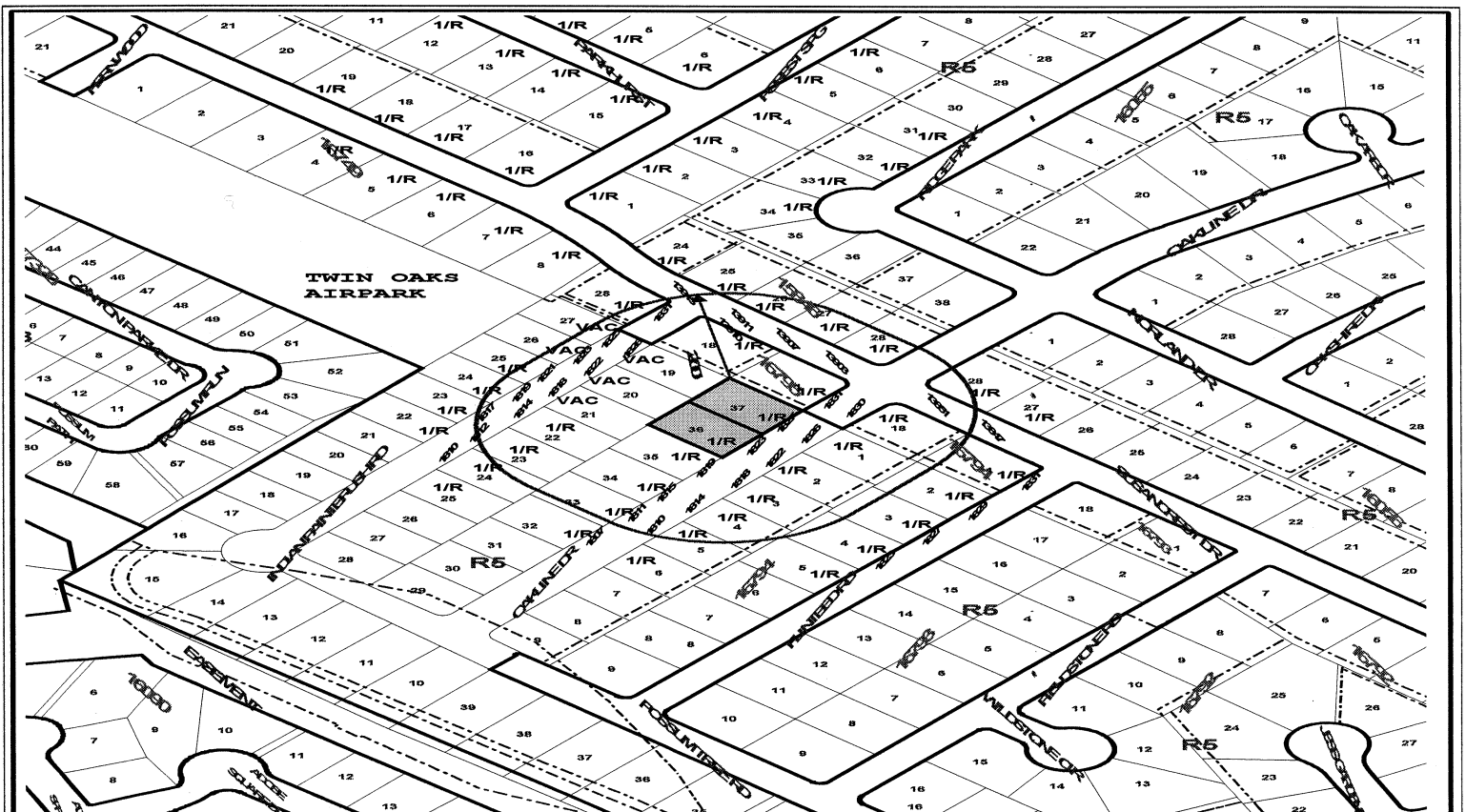
Under Section 35-801(g), the applicant is appealing the Director of Development Services' decision to issue building permits for the construction of two residences.

The Development Services Department issued building permits for these properties. Section 35-801(g) of the Unified Development Code allows the Board of Adjustment to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official.

The applicant intends to show just cause why the permits should not have been issued.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THE NOTICE ENCLOSED BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



BOARD OF ADJUSTMENT

December 6, 2004

CASE NO. A-04-145

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, December 6, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

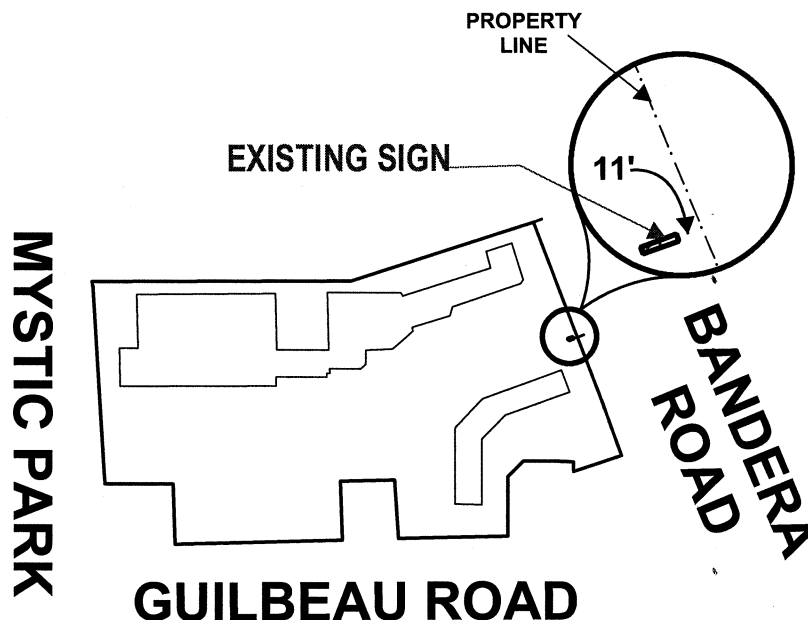
Bandera Festival Partners L.P.
Lots 3, 4 and 8, Block 1, NCB 17929
8407 and 8315 Bandera Road and 7623 Guilbeau Road
Zoned: "C-3" Commercial District

The applicant requests a 70 square-foot variance from the maximum allowable multi-tenant sign face area allowed signs of 500 square feet to install a 570 square-foot multi-tenant sign.

The Development Services Department could not issue a permit because the request would not be in compliance with Chapter 28, Section 28-239 requires a maximum 500 square feet of sign face area for multi-tenant signs.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan
A-04-145

Produced by the City of
San Antonio Planning Department
in cooperation with Development
Services Department

BOARD OF ADJUSTMENT

December 6, 2004

CASE NO. A-04-146

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, December 6, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

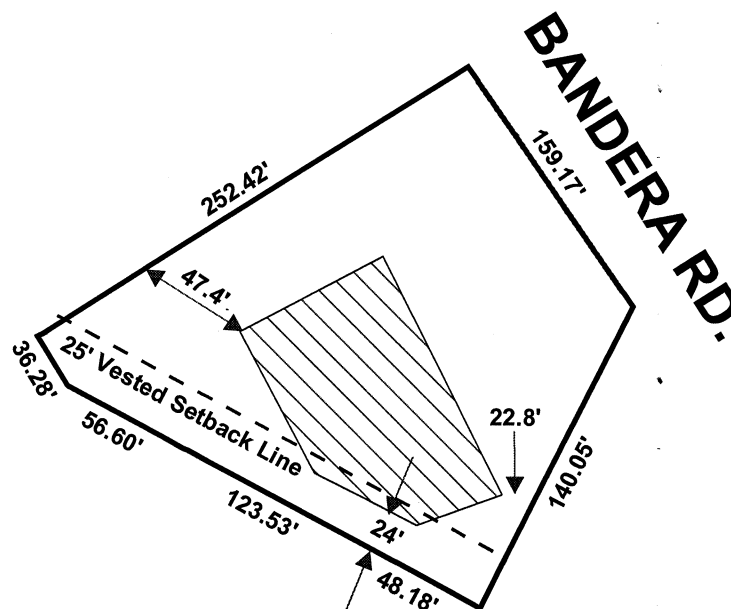
Bandera Place LTD Partnerships
Lot 28, Block 1, NCB 19166
8060 Bandera Road
Zoned: "C-3" Commercial District

The applicant requests a 1-foot variance from the minimum 25-foot rear setback required in a *vested* 1965 Unified Development Code building standard that was in place in 1999 for "B-3" districts when adjacent to residential zoning, in order to keep an existing commercial building only 24 feet from the rear property line.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-3351 of the 1965 Unified Development Code required a 25-foot rear setback when adjacent to residential zoning.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan
A-04-146

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BOARD OF ADJUSTMENT

December 6, 2004

CASE NO. A-04-148

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, December 6, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Herman Rover
Lots 21 and 22, Block 9, NCB 10268
3214 and 3218 Martin L. King Drive
Zoned: "C-3" Commercial District.

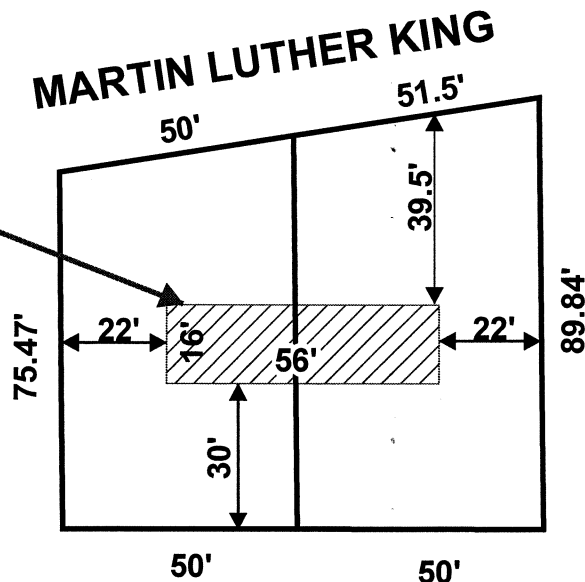
The applicant requests a Special Exception to relocate a structure from 8880 Bandera Road to 3214 and 3218 Martin L. King Drive.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-389 which gives only the Board of Adjustment the authority to grant this Special Exception.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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**PROPOSED
RELOCATION
SITE**



**Plot Plan
A-04-148**

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